Karen Johnson Davidson County
Batch# 1118847 DEEDWARR
04/04/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20240404-0023700



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2024.

Notary Public

My commission expires: 4-23-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katie Brooke Jones	Eustis Mtg. Corp. dba Prosperity Mtg. Advisors	034-03-0B-806.00-CO
806 Churchill Xing	798 S. Rampart St.	
Madison, TN 37115	New Orleans, LA 70113	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Emil Mircea and wife, Valentina D. Mircea

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Katie Brooke Jones, unmarried

(hereinafter called the "Grantee"), his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 806, Phase 4, Building 8, Churchill Crossing Condominiums, a Horizontal Property Regime, established by the Master Deed in Book 7792, Page 915, and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee. all to which Reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emil Mircea and wife, Valentina D. Mircea by Warranty Deed from William D. Castleman, Trustee, with full Power to Mortgage, Sell, Transfer and convey without necessity of the joinder of any beneficiaries of record in Instrument No. 20060608-0068333 Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on June 08, 2006.

Power of Attorney for Valentina D. Mircea of record in Instrument No. 202404040023699 Register's Office for Davidson County, Tennessee.

This is improved property known as **806 Churchill Xing, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of March, 2024.

Emil Mircea

Valentina D. Mircea by Emil Mircea, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Emil Mircea, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of March, 2024.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Emil Mircea, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Valentina D. Mircea for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Valentina D. Mircea, and is authorized by Valentina D. Mircea to execute this instrument on her behalf.

Witness my hand and official seal this 29th day of March, 2024.

Notary Public
My Commission Expires: 3.23.27

LTC File No. 24-000413-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-29-24 (date of document).

Affiant Signature

4.3.24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY